

London W3

Long Island House

Warple Way

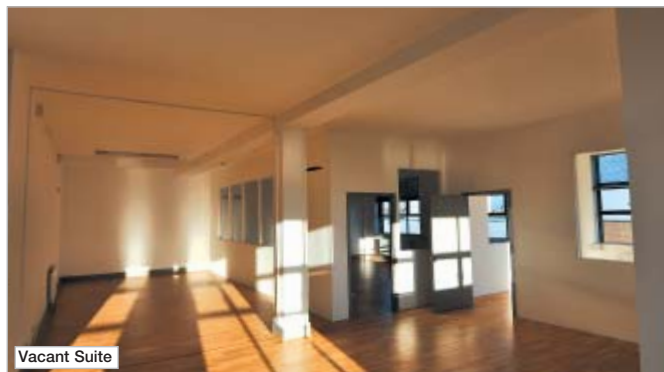
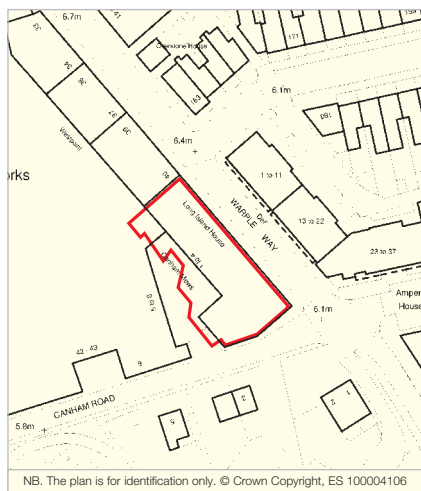
Acton W3 0RG

- **Freehold Multi-Let Office Investment**
- Established commercial location off The Vale
- Redevelopment potential (subject to obtaining necessary planning consents)
- Active management opportunities
- Part let on a total of 10 leases with 3 vacant units, 2 units sold on Long Leaseholds and car parking income
- 2503.65 sq m (26,950 sq ft) (excluding areas sold off) and 19 car spaces
- Total Current Rents Reserved
£173,877 pa

On the Instructions of
Workspace Group plc



**SIX WEEK COMPLETION
AVAILABLE**



Vacant Suite



Basement Parking



Rear Courtyard



Vacant 4th Floor Suite

Tenure

Freehold.

Location

Acton is a popular West London suburb located between Hammersmith and Brentford, some 6 miles west of Central London. The area is well served by rail from Acton Central Station whilst the A40 and A4/M4 intersection is 2 miles away providing swift access to Central London and the M25.

The property is situated on the west side of Warple Way to the north of its junction with Canham Road in a mixed commercial and residential area. The Acton Park Industrial Estate lies to the west.

Description

The property is arranged on basement, ground and four upper floors to provide office/studio units of varying sizes together with 13 car parking spaces at basement level. The property has two communal entrances each benefiting from a passenger lift.

There is a rear courtyard off Canham Road which provides 6 car parking spaces. The majority of the car spaces are for communal use and some being demised under various leases.

VAT

VAT is applicable to this lot.

Planning

Local Planning Authority: Ealing Council Planning Services.

Tel: 0208 825 6600. www.ealing.gov.uk

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground – A	The Solis Consulting Group Ltd	132.4 sq m (1,425 sq ft)	Term of years from 14.03.2005 to 13.03.2008	£10,079 p.a.	Holding over
Ground – B/Ground – C	Kerellou Ltd	280.4 sq m (3,018 sq ft)	999 years from 25.03.1989		
Ground – D	Reem Juan Ltd	102.0 sq m (1,099 sq ft)	2 years from 21.10.2012 (the tenant has a rolling break option on 3 months' notice exercisable after the 1st anniversary)	£10,000 p.a.	Reversion 2014
1st – A	Duchamp Ltd	196.4 sq m (2,113 sq ft)	For a term from 13.03.2008 expiring 31.03.2013	£25,690 p.a.	Reversion 2013
1st – B	Oneweek Media Ltd & Jonathan Paul Snow	184.0 sq m (1,980 sq ft)	2 years from 09.09.2011 (the tenant has a rolling break option on 3 months' notice)	£17,905 p.a.	Reversion 2013
1st – C	Run and Become, Become and Run Ltd	142.2 sq m (1,530 sq ft)	9 years from 15.03.2010 (there is a tenant break option on the 3rd and 6th anniversary of the term on 6 months' notice)	£11,200 p.a.	Rent Review 2013
1st – D	Jay Alexander Reynolds (t/a Long Island Studios)	100.5 sq m (1,081 sq ft)	3 years from 01.09.2012 (the tenant has a rolling break option on 6 months' notice)	£9,696 p.a.	Reversion 2015
2nd – A	Clare Whiston & Melissa Wright	194.5 sq m (2,097 sq ft)	5 years from 07.05.2009 (the tenant has a rolling break option on 3 months' notice)	£17,461 p.a.	Reversion 2014
2nd – B/2nd – C/2nd – D	Tech Music Schools Ltd	424.6 sq m (4,579 sq ft)	3 years from 17.09.2010 (the tenant has a rolling break option on 3 months' notice) (1)	£41,190 p.a.	Reversion 2013
3rd – A	Vacant	194.5 sq m (2,095 sq ft)			
3rd – B.1	Vacant	70.7 sq m (761 sq ft)			
3rd – B.2/3rd – C	Richard Jung Photography Ltd	220.4 sq m (2,372 sq ft)	3 years from 01.12.2011 (the tenant has a rolling break option on 3 months' notice)	£16,046 p.a. Rent increase to £21,406 p.a. on 01.12.2013	Reversion 2014
3rd – D	Redwood Education & Skills Ltd	135.5 sq m (1,459 sq ft)	3 years from 01.09.2010 (the tenant has a rolling break option on 6 months' notice)	£14,610 p.a.	Reversion 2013
4th	Vacant	405.0 sq m (4,359 sq ft)			
Sub	Southern Electric plc	Sub Station	99 years from 04.01.1993	Peppercorn	Reversion 2092
Total		2,783.1 sq m (29,968 sq ft)	Total £173,877 p.a.		

(1) Excluded from the protection of The Landlord & Tenant Act 1954.

NB. Areas provided by the Vendor.

The Leases provide for tenant repairing obligations together with a service charge.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Hargreaves Esq, Reed Smith. Tel: 0203 116 3000 Fax: 0203 116 3999 e-mail: pmhargreaves@ReedSmith.com

